



**Selbon**

Residential sales & lettings

Buften Field, North Warnborough, Hook,  
Hampshire, RG29 1DW

Guide price £775,000 Freehold



**01252 979300**

Selbonproperty.co.uk

- Sought After Location
- Open Plan Kitchen/Dining/Living Room
- Two Bathrooms
- Utility/Boot Room with Dog Shower
- Wonderful View
- Spacious and Flexible Accommodation
- Finished to a High Standard
- Garage with Driveway Parking
- Landscaped Rear Garden
- Pitch-and-Putt Green

Selbon Estate Agents are delighted to offer to the market, this four-bedroom detached family home which is situated within the sought-after village of North Warnborough.

Having been extended and finished to a high standard by the current owners, this property offers spacious and flexible accommodation with the added benefits of a garage with driveway parking, a beautiful 22ft. kitchen/dining room, a boot room with a dog shower and a landscaped enclosed garden with stunning views over open woodlands.

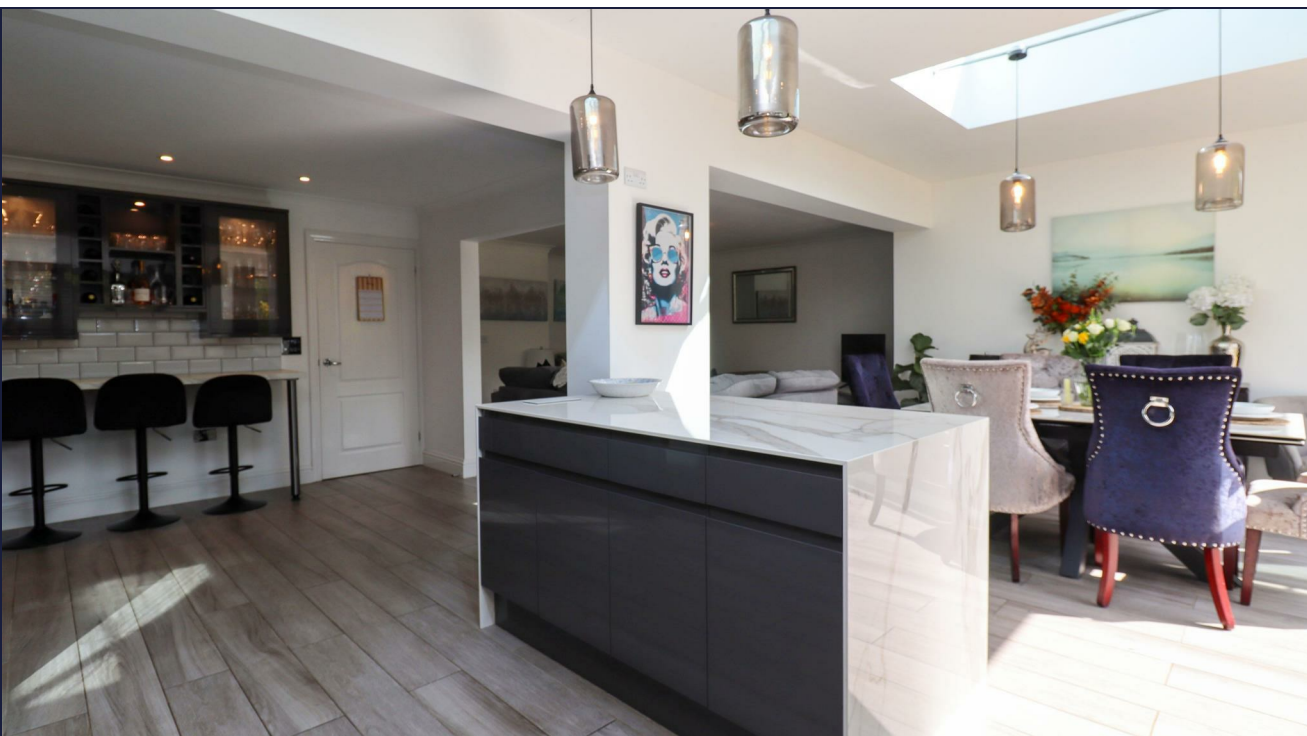
Accommodation comprises of a spacious entrance hall which sets the scene for exploring this property. At the back of the property the beautiful, refitted kitchen/dining room can be found which offers a fantastic entertaining space. The light and airy kitchen has been finished to a high standard and offers plenty of storage along with modern appliances, worktop surfaces, underfloor heating, central island and two skylights. Within the dining room you have a set of bi-folding doors opening onto the rear garden. The living room opens into the kitchen and dining room to create a lovely open plan feel. The ground floor accommodation is finished with the study, downstairs WC and a useful boot/utility room with a dog shower.

On the first floor the property offers generous four bedrooms with main bedroom offering built in wardrobes and a refitted en-suite shower room. The accommodation is finished with the family bathroom which offers a sink, toilet, bath and a separate shower.

The charming rear garden is mainly laid with artificial lawn and offers well-established flowers and shrubs. The garden offers wonderful views over open woodlands which gives the garden a high degree of privacy. At the rear of the property a spacious patio area can be found which is ideal for al fresco dining. Access to the garage can be found within the garden and the current owners have created a wonderful, enclosed pitch-and-putt area.











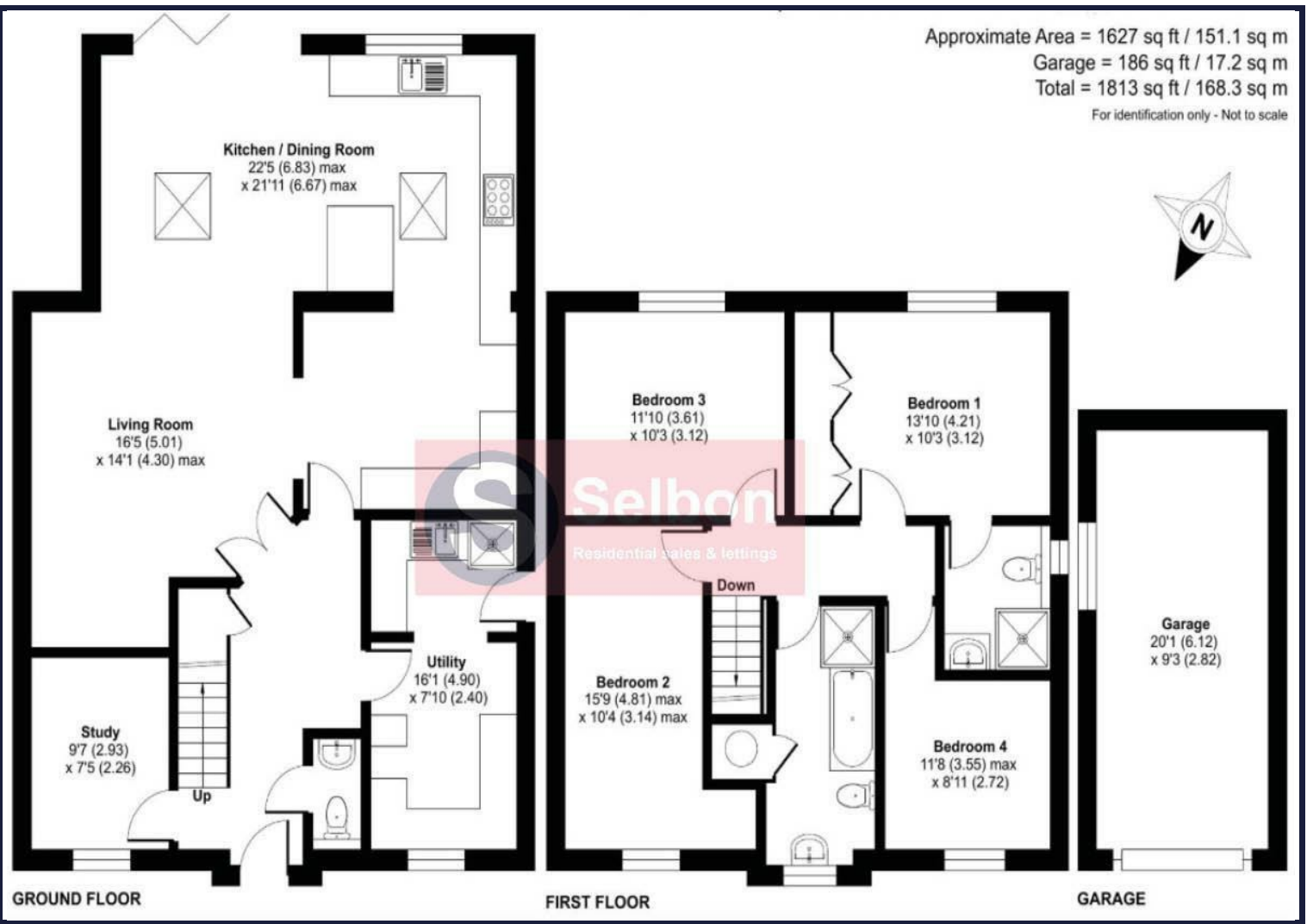




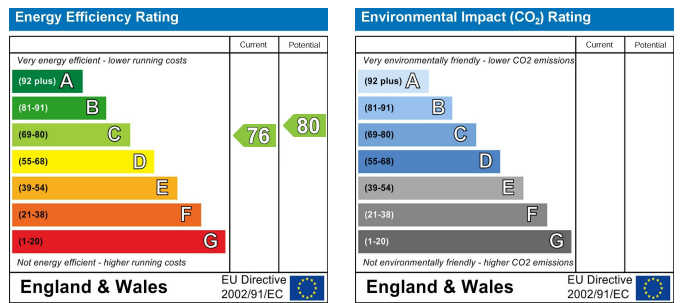


Floor Plans

Area Map



Energy Performance Graph



Viewing

Council Tax Band: F

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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